

# 3577 ROLLINGBROOK STREET CLERMONT FL 34711

<https://candiscarmichael.com>



Live the golf course lifestyle in the highly sought-after Kings Ridge Golf Club community in picturesque Clermont—where golf carts are part of everyday life and convenience is unmatched. This beautifully maintained 2-bedroom, 2-bath home with a designated office offers the ideal layout for those seeking functional space without excess upkeep. Luxury vinyl flooring and ceramic [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1460 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRO6382314



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Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:**

[https://www.zillow.com/view-imx/5bf97fcd-fe25-4cbd-9bcc-a5b23fd8c01c?setAttribution=mls&wl=true&initialViewType=pano&utm\\_source=dashboard](https://www.zillow.com/view-imx/5bf97fcd-fe25-4cbd-9bcc-a5b23fd8c01c?setAttribution=mls&wl=true&initialViewType=pano&utm_source=dashboard)

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 3 hours ago

**Category:** Single Family Residence

**Type:** Residential

**Bedrooms:** 2 beds

**Bathrooms:** 2 baths

**Half baths:** 0 half baths

**Area, sq ft:** 1460 sq ft

**Lot size, sq ft:** 5048 sq ft

**Year built:** 2004

**View:** Park/Greenbelt

**SubdivisionName:** CLERMONT ABERDEEN AT KINGS  
RIDGE PH 02 L

**ListOfficeName:** REAL BROKER, LLC **GarageSpaces:** 2

**ListAOR:** mfrmls

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## Location Details

**Township:** 23

**Road Surface Type:** Asphalt

**Road Responsibility:** Private Maintained Road

**Elementary School:** Lost Lake Elem

**Middle Or Junior School:** Windy Hill Middle

**High School:** East Ridge High

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## Property Features



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**Interior Features:** Cathedral Ceiling(s), Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo, Primary Bedroom Main Floor

**Flooring:** Ceramic Tile, Luxury Vinyl

**Patio And Porch Features:** Rear Porch, Screened

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Rain Gutters, Sliding Doors

**Architectural Style:** Ranch

**Vegetation:** Mature Landscaping, Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Disposal, Microwave, Range, Refrigerator

**Laundry Features:** In Kitchen, Laundry Closet

**Parking Features:** Driveway

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK, Yes

**Roof:** Shingle

**Utilities:** Cable Available, Electricity Connected, Fire Hydrant, Sewer Connected, Sprinkler Recycled, Water Connected

**View:** Park/Greenbelt

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** City Limits, Landscaped, Near Golf Course, Street Dead-End, Paved

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## Property Details

**Subdivision Name:** CLERMONT ABERDEEN AT KINGS RIDGE PH 02 L

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Parcel Number:** 04-23-26-0101-000-00400

**Direction Faces:** West

**Construction Materials:** Block, Stucco

**Property Condition:** Completed

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:**  
Monthly

**Association Amenities:**  
Basketball Court, Cable TV,  
Clubhouse, Fitness Center, Golf  
Course, Maintenance, Pool,  
Recreation Facilities, Security,  
Tennis Court(s)

**Association Fee:** 220

**Association Fee Includes:** Guard - 24 Hour, Cable TV,  
Common Area Taxes, Pool, Internet, Maintenance Structure,  
Maintenance Grounds, Management, Private Road, Security

**Community Features:** Association Recreation - Owned,  
Buyer Approval Required, Clubhouse, Deed Restrictions,  
Fitness Center, Gated Community - Guard, Golf Carts OK,  
Golf, Irrigation-Reclaimed Water, Pool, Street Lights

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:**  
\$4,556

**Tax Legal Description:** ABERDEEN AT KINGS RIDGE PHASE II PB  
50 PG 14-16 LOT 4 ORB 4048 PG 1812

**Tax Lot:** 4

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## Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	18x17.9	First	17.9	18
Dining Room	6.7x12.9	First	12.9	6.7
Kitchen	18x10.9	First	10.9	18
Primary Bedroom	15.3x12.7	First	12.7	15.3
Primary Bathroom	5x11.6	First	11.6	5
Bedroom 2	11x14	First	14	11
Bathroom 2	7x5	First	5	7
Den	11x11	First	11	11
Balcony/Porch/Lanai	16x8	First	8	16

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Pool, Street Lights

**Utilities:** Cable Available, Electricity Connected, Fire Hydrant, Sewer Connected, Sprinkler Recycled, Water Connected

**Amenities:** Dishwasher, Disposal, Microwave, Range, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Lighting, Rain Gutters, Sliding Doors

**Features:** Cathedral Ceiling(s), Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo, Primary Bedroom Main Floor

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## Building Details

**ArchitecturalStyle:** Ranch

**Heating:** Central, Electric

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** Appointment Only, ShowingTime



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